

Overview of Nebraska Land Information System Program Act (LB 565)

Purpose. The purpose of LB 565 is to provide two distinct funding sources for two distinct, but related purposes. The bill will increase the accessibility to land records for all citizens in Nebraska. The two purposes are: the preservation of recorded documents in the offices of the Register of Deeds; and, the modernization of property information through the implementation of collaborative, state-local, automated land information system. The two sources of funding are: increasing the recording fee for documents filings and increasing the documentary stamp tax. Both of these funding sources are directly related to the processing of land records and therefore related to the public purpose functions they are helping to fund.

Land Records Study. This Act is based on the findings and recommendations of a Land Record Modernization Study (http://www.calmit.unl.edu/gis/LRM_Index-Page.htm), which found that:

- Local governments spend millions of dollars annually to maintain land records
- In most counties the records and maps are not current and are not easily accessible
- Only 21% of Nebraska counties use and maintain parcel mapping in computerized form. Hardcopy, non-computerized land records are difficult to update, access, aggregate, and analyze.
- Because land record information is needed by several state and regional entities, in many instances scarce public resources are used to re-enter and/or maintain duplicate copies of critical land information.

Provisions of Act.

- Provide support for local government efforts to:
 - preserve existing land records
 - modernize how land records are maintained and accessed, and
 - enable statewide aggregation and integration of this critical public information
- Provide local governments with additional dedicated revenues to support land record preservation and modernization efforts at an estimated \$3 million/year (\$2 million distributed by formula, \$1 million in grants).
- Additional \$1 million would be available for state-level programs in support of this local-state partnership.
 - provide for technical assistance, data standards, data acquisition, statewide data integration, and program administration.
 - regional collaboration of local government land record modernization efforts would also be encouraged.

Revenue to Support Program.

- Documentary stamp tax - \$.50/\$1,000 increase, would generate ~ \$2 Million/year
- Recording fees - \$5 increase would generate ~ \$2 Million/year

Allocation of New Revenue.

First Five Years

- The \$5 recording fee increase would be dedicated to local government land record preservation needs
- The \$0.50/\$1,000 documentary stamp increase would be dedicated to supporting collaborative local-state land record modernization efforts.

First Five Years (Register of Deeds) — For the first five years of the program, the \$5 recording fee will be credited to a Land Information System Local Fund and dedicated to supporting efforts to address a backlog of land record preservation needs. These funds will be distributed as follows:

- County Account (60%). Shall be distributed to counties based on the portion contributed to the fund.

- Grant Account (30%). Shall be distributed as grants to register of deeds based on the recommendations of a County Records Improvement Grant Fund Committee.
- State Administrative Account (10%). Shall be used for program administration.

First Five Years (collaborative land information system development) — For the first five years, the documentary stamp increases will be allocated among three different fund accounts of a Land Information System State Fund, all of which are dedicated to supporting local-state land record modernization efforts and the implementation of a collaborative, statewide land information system program.

- Distribution Account (50%). Funds designated for local and/or regional program implementation and distributed to all local or regional implementers by a predefined formula
 - Number of taxable parcels - A county's percentage of Nebraska's taxable parcels, multiplied by 20 percent of the regional fund total
 - Contribution to the fund - The sum of the county's past years contributions into the fund, multiplied by 50 percent of the total regional fund
 - Square Miles - A county's percentage of Nebraska's area (in sq miles), multiplied by 10 percent of the regional fund total
 - Equal portion of the fund - 20 percent of the regional fund divided equally amongst the 93 Nebraska Counties
- Grant Account (25%). Funds designated for local and/or regional program implementation, but allocated and distributed by a state coordinating body, via grants-in-aid, relative to statewide program implementation priorities
- Program Account (25%). Funds designed for state-level program implementation, technical assistance and/or program administration

After Initial Five Years — After the initial five years both the recording fee and documentary stamp increases will be allocated to the three different fund accounts (see above) of the Land Information System State Fund and dedicated to supporting local-state implementation of a collaborative land information system program.

Decentralized, But Integrated System. The Nebraska Land Information Systems Program is statewide in scope, but based on state/local partnership to develop and maintain a decentralized, but integrated system.

Funding Requirements. Funding availability to local governments contingent on:

- Minimum Data Needs. Following a minimum set of program standards and guidelines to meet minimum defined data needs, data sharing, and to enable statewide data integration.
- Local Coordination. Coordination among local government offices in planning the use of funding, with a defined local government coordinating entity and point of contact.
- Statewide Implementation. Initially the Grant Account will be focused on facilitating statewide program implementation by encouraging the development of innovative, cost-effective strategies for developing and maintaining land information systems in challenging areas (i.e., very rural counties)

Implementation / Administration of the NLIS Program

- Program implementation primarily at the local government/regional level, with local coordinating entities required.
- Overall policy direction and program administration in the office of the state's Chief Information Officer (CIO), working with the Nebraska GIS Steering Committee, utilizing contracts, MOUs, and grants with/to other state agencies, local or regional entities, or private vendors.
- Staffing: 3 FTEs: 1 FTE Grants Manager (new position); 1 FTE Accounting (new position); 1 FTE GIS Coordinator (existing position – funding shift). The new positions would begin on Jan. 1, 2006.

Estimate of Dedicated Register of Deeds Annual Program Funding *for the Initial Five Years*

The table below provides a rough estimate of the additional annual revenues that would be available (*for the initial five years of the program*) to County Register of Deeds for the purpose of land record preservation and modernization through Land Information System Local Fund — County Account. After the initial five years, these funds would be combined with others to provide the funding base for local government's participation in the collaborative local – state automated land information system through the Distribution Account (*see page 5*). After the initial five years, Register of Deeds funding will be available from this Distribution Account funding based upon the priorities of the local government land information system coordinating body. (Table estimates based on 2003 figures)

Co. No.	County	Rough Estimate of Additional Annual Revenue for Reg. of Deeds County Acct.	Co. No.	County	Rough Estimate of Additional Annual Revenue for Reg. of Deeds County Acct.	Co. No.	County	Rough Estimate of Additional Annual Revenue for Reg. of Deeds County Acct.
1	Adams	\$18,800	32	Frontier	\$2,000	63	Nance	\$2,900
2	Antelope	\$4,300	33	Furnas	\$3,900	64	Nemaha	\$5,000
3	Arthur	\$800	34	Gage	\$15,100	65	Nuckolls	\$3,200
4	Banner	\$1,200	35	Garden	\$1,500	66	Otoe	\$10,900
5	Blaine	\$200	36	Garfield	\$2,300	67	Pawnee	\$2,100
6	Boone	\$3,900	37	Gosper	\$2,300	68	Perkins	\$3,300
7	Box Butte	\$1,500	38	Grant	\$500	69	Phelps	\$6,800
8	Boyd	\$1,500	39	Greeley	\$2,000	70	Pierce	\$3,100
9	Brown	\$2,700	40	Hall	\$37,000	71	Platte	\$20,200
10	Buffalo	\$30,100	41	Hamilton	\$6,100	72	Polk	\$4,300
11	Burt	\$7,300	42	Harlan	\$3,100	73	Red Willow	\$7,200
12	Butler	\$5,900	43	Hayes	\$1,800	74	Richardson	\$5,800
13	Cass	\$24,900	44	Hitchcock	\$2,600	75	Rock	\$1,600
14	Cedar	\$5,500	45	Holt	\$7,300	76	Saline	\$7,400
15	Chase	\$2,800	46	Hooker	\$500	77	Sarpy	\$110,200
16	Cherry	\$5,600	47	Howard	\$5,300	78	Saunders	\$16,200
17	Cheyenne	\$7,100	48	Jefferson	\$4,900	79	Scotts Bluff	\$27,200
18	Clay	\$4,700	49	Johnson	\$3,100	80	Seward	\$11,400
19	Colfax	\$4,800	50	Kearney	\$5,200	81	Sheridan	\$3,800
20	Cuming	\$6,200	51	Keith	\$8,000	82	Sherman	\$3,600
21	Custer	\$7,200	52	Keya Paha	\$700	83	Sioux	\$2,000
22	Dakota	\$11,500	53	Kimball	\$3,500	84	Stanton	\$4,900
23	Dawes	\$5,900	54	Knox	\$5,300	85	Thayer	\$4,200
24	Dawson	\$12,000	55	Lancaster	\$201,000	86	Thomas	\$200
25	Deuel	\$2,000	56	Lincoln	\$25,700	87	Thurston	\$2,300
26	Dixon	\$3,600	57	Logan	\$800	88	Valley	\$3,200
27	Dodge	\$24,300	58	Loup	\$700	89	Washington	\$17,900
28	Douglas	\$345,000	59	Madison	\$23,900	90	Wayne	\$5,200
29	Dundy	\$2,300	60	McPherson	\$500	91	Webster	\$6,600
30	Fillmore	\$5,100	61	Merrick	\$7,200	92	Wheeler	\$700
31	Franklin	\$2,500	62	Morrill	\$5,300	93	York	\$8,500
Annual Total Distributed to County Register of Deeds through the "County Account"								\$1,262,200
Additional Annual Amount Available Statewide to Register of Deeds via Grants from the "Grant Account"								\$631,100
Total Annual Amount Available for State-level Administration of Program								\$210,400

**Estimate of Additional Annual Local Government Funding for the Initial Five Years
for Local – State Automated Land Information System Development**

The table below provides a rough estimate of the additional annual revenues that would be available (*for the initial five years of the program*) to county governments for the purpose of land record modernization and the implementation of a collaborative statewide-automated land information system. These funds will be allocated according to a predefined formula based on four factors (see Distribution Account above). (Table estimates based on 2003 figures)

Co. No.	County	Rough Estimate of Additional Annual Revenue Based on LB565 Distribution Formula for First 5 Years	Co. No.	County	Rough Estimate of Additional Annual Revenue Based on LB565 Distribution Formula for First 5 Years	Co. No.	County	Rough Estimate of Additional Annual Revenue Based on LB565 Distribution Formula for First 5 Years
1	Adams	\$17,700	32	Frontier	\$7,200	63	Nance	\$6,200
2	Antelope	\$8,700	33	Furnas	\$7,700	64	Nemaha	\$7,800
3	Arthur	\$5,000	34	Gage	\$16,300	65	Nuckolls	\$7,100
4	Banner	\$5,400	35	Garden	\$8,800	66	Otoe	\$12,500
5	Blaine	\$5,000	36	Garfield	\$5,700	67	Pawnee	\$5,800
6	Boone	\$7,900	37	Gosper	\$5,800	68	Perkins	\$7,600
7	Box Butte	\$9,300	38	Grant	\$5,200	69	Phelps	\$9,700
8	Boyd	\$5,700	39	Greeley	\$5,900	70	Pierce	\$7,700
9	Brown	\$8,100	40	Hall	\$29,600	71	Platte	\$19,400
10	Buffalo	\$27,200	41	Hamilton	\$9,700	72	Polk	\$7,400
11	Burt	\$9,000	42	Harlan	\$6,900	73	Red Willow	\$10,200
12	Butler	\$9,000	43	Hayes	\$5,800	74	Richardson	\$9,200
13	Cass	\$21,000	44	Hitchcock	\$6,700	75	Rock	\$6,800
14	Cedar	\$9,100	45	Holt	\$14,800	76	Saline	\$10,400
15	Chase	\$7,500	46	Hooker	\$5,100	77	Sarpy	\$86,300
16	Cherry	\$21,600	47	Howard	\$7,900	78	Saunders	\$16,700
17	Cheyenne	\$11,300	48	Jefferson	\$8,400	79	Scotts Bluff	\$23,000
18	Clay	\$8,400	49	Johnson	\$6,400	80	Seward	\$12,700
19	Colfax	\$8,500	50	Kearney	\$8,200	81	Sheridan	\$11,700
20	Cuming	\$9,400	51	Keith	\$11,600	82	Sherman	\$6,500
21	Custer	\$15,500	52	Keya Paha	\$5,800	83	Sioux	\$9,200
22	Dakota	\$11,900	53	Kimball	\$7,700	84	Stanton	\$7,600
23	Dawes	\$10,400	54	Knox	\$10,900	85	Thayer	\$8,000
24	Dawson	\$15,600	55	Lancaster	\$147,100	86	Thomas	\$5,000
25	Deuel	\$5,400	56	Lincoln	\$26,900	87	Thurston	\$5,900
26	Dixon	\$7,200	57	Logan	\$5,000	88	Valley	\$6,700
27	Dodge	\$21,800	58	Loup	\$5,100	89	Washington	\$15,600
28	Douglas	\$275,000	59	Madison	\$20,200	90	Wayne	\$8,100
29	Dundy	\$6,900	60	McPherson	\$5,500	91	Webster	\$7,600
30	Fillmore	\$8,400	61	Merrick	\$8,900	92	Wheeler	\$5,000
31	Franklin	\$6,700	62	Morrill	\$9,100	93	York	\$11,500
Annual Total Available to Counties based on a Pre-defined Formula through the “Distribution Account”								\$1,410,400
Additional Annual Amount Available Statewide to Local Governments via the “Grant Account”								\$705,200
Total Annual Amount Available for the State-level Program through the “Program Account”								\$705,200

**Estimate of Additional Annual Local Government Funding after the Initial Five Years
for Local – State Automated Land Information System**

The table below provides a rough estimate of the additional annual revenues that would be available (*after the initial five years of the program*) for distribution to local governments participating in the collaborative, state-local automated land information system, under the predefined formula for the Distribution Account proposed in the Nebraska Land Information System Program Act. (Table estimates based on 2003 figures)

Co. No.	County	Rough Estimate of Additional Annual Revenue Based on LB565 Distribution Formula After Initial 5 Years	Co. No.	County	Rough Estimate of Additional Annual Revenue Based on LB565 Distribution Formula After Initial 5 Years	Co. No.	County	Rough Estimate of Additional Annual Revenue Based on LB565 Distribution Formula After Initial 5 Years
1	Adams	\$26,300	32	Frontier	\$10,700	63	Nance	\$9,200
2	Antelope	\$13,000	33	Furnas	\$11,500	64	Nemaha	\$11,700
3	Arthur	\$7,500	34	Gage	\$24,300	65	Nuckolls	\$10,500
4	Banner	\$8,100	35	Garden	\$13,100	66	Otoe	\$18,700
5	Blaine	\$7,500	36	Garfield	\$8,500	67	Pawnee	\$8,600
6	Boone	\$11,800	37	Gosper	\$8,700	68	Perkins	\$11,400
7	Box Butte	\$13,900	38	Grant	\$7,800	69	Phelps	\$14,400
8	Boyd	\$8,500	39	Greeley	\$8,800	70	Pierce	\$11,500
9	Brown	\$12,000	40	Hall	\$44,100	71	Platte	\$29,000
10	Buffalo	\$40,500	41	Hamilton	\$14,500	72	Polk	\$11,100
11	Burt	\$13,400	42	Harlan	\$10,300	73	Red Willow	\$15,300
12	Butler	\$13,400	43	Hayes	\$8,700	74	Richardson	\$13,700
13	Cass	\$31,300	44	Hitchcock	\$10,000	75	Rock	\$10,200
14	Cedar	\$13,600	45	Holt	\$22,100	76	Saline	\$15,500
15	Chase	\$11,100	46	Hooker	\$7,700	77	Sarpy	\$128,700
16	Cherry	\$32,200	47	Howard	\$11,800	78	Saunders	\$24,900
17	Cheyenne	\$16,900	48	Jefferson	\$12,500	79	Scotts Bluff	\$34,400
18	Clay	\$12,500	49	Johnson	\$9,600	80	Seward	\$19,000
19	Colfax	\$12,700	50	Kearney	\$12,300	81	Sheridan	\$17,500
20	Cuming	\$14,000	51	Keith	\$17,300	82	Sherman	\$9,700
21	Custer	\$23,100	52	Keya Paha	\$8,700	83	Sioux	\$13,600
22	Dakota	\$17,700	53	Kimball	\$11,500	84	Stanton	\$11,300
23	Dawes	\$15,500	54	Knox	\$16,200	85	Thayer	\$12,000
24	Dawson	\$23,200	55	Lancaster	\$219,400	86	Thomas	\$7,500
25	Deuel	\$8,000	56	Lincoln	\$40,100	87	Thurston	\$8,800
26	Dixon	\$10,700	57	Logan	\$7,400	88	Valley	\$9,900
27	Dodge	\$32,500	58	Loup	\$7,600	89	Washington	\$23,300
28	Douglas	\$410,200	59	Madison	\$30,100	90	Wayne	\$12,000
29	Dundy	\$10,300	60	McPherson	\$8,200	91	Webster	\$11,300
30	Fillmore	\$12,600	61	Merrick	\$13,300	92	Wheeler	\$7,500
31	Franklin	\$10,000	62	Morrill	\$13,600	93	York	\$17,100
Annual Total Available to Counties based on a Pre-defined Formula through the “Distribution Account”								\$2,103,700
Additional Annual Amount Available Statewide to Local Governments via the “Grant Account”								\$1,410,400
Total Annual Amount Available for the State-level Program through the “Program Account”								\$1,410,400